

**BUSINESS MEETING  
DRAFT**

- A. **CALL TO ORDER:** The meeting was called to order at 7 p.m.
- B. **ROLL CALL:** C. Brown, Chairman,; T. Franciosa, Vice Chairman;  
B. Mutrie, G. Parish; S. Volpone; Members  
M. Kasprzak, Selectmen's Representative;  
Building Inspector, Mark Sikorski, K. Croteau, Secretary;  
D. Smith, Circuit Rider Planner,  
**NOT PRESENT** A. Tonry, P. Stone, Alternate

**C. PRELIMINARY CONSULTATION –**

**Barbara Busenbark, Color Notes Art Gallery.  
94 Lafayette Road Map 8, Lot 41  
Level II Home Occupations (12.3.2)**

C. Brown opened the discussion stating the Preliminary Consultation was non-binding.

Barbara Busenbark was present and distributed additional information outlining the plans for the art studio on the property.

C. Brown asked questions regarding the size of the studio, what hours and days of the week the studio would be open and whether or not there would be a light on the sign.

B. Busenbark explained she was hoping to be open generally between 10 and 7 with more expanded hours in the summer.

C. Brown suggested that a simple site plan may be a better alternative to the Level II Home Occupancy application. The site plan would offer more flexibility for hours of operation and parking spaces. The Level II Home Occupation does not allow for a light on the sign, has restricted Monday through Friday hours 8 a.m. until 5 p.m. with weekend hours subject to board approval and is limited to three parking spaces.

There was discussion regarding height of the sign, lighting, downshield lighting, parking, handicap entrance and handicap parking, drainage, paving, septic system and the 12 foot easement.

C. Brown asked the applicant to work with Circuit Rider Planner D. Smith with regard to this matter.

After discussion, C. Brown also suggested B. Busenbark come into the office and meet with the Building Inspector and the Secretary to obtain the abutters list and to research the previous Zoning Board of Adjustment and Planning Board minutes regarding Map 8, Lot 41.

**BUSINESS MEETING  
DRAFT**

**D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES**

The following changes were identified for the minutes from the December 11, 2012 meeting:

Page 2 D. NEW HAMPSHIRE COMMUNITY CHALLENGE GRANT, paragraph 6,  
Change “turn right” to “turn left”

Page 2 D. NEW HAMPSHIRE COMMUNITY CHALLENGE GRANT, paragraph 9,  
Change “a right on red lane” to “ a turn on to”

Page 2 and Page 3 change P. Santora to T. Santora

Page 3 paragraph 3 change “behind” to “across from”

**MOTION:** To approve the minutes of the December meeting as amended.

**MOTION: M. KASPRZAK**

**SECOND: B. MUTRIE**

**UNANIMOUS**

**E. OTHER BUSINESS**

1. Committee Reports: The minutes of the December 10, 2012 and January 9, 2013 Ordinance and Regulations Review Committee meetings were acknowledged for the record.
2. C. Brown mentioned she had received the Winter 2013 edition of the Great Bay Matters newsletter and it is on file in the office.
3. C. Brown told the Board that Bobbi Burns, Chairman of the Conservation Commission, will be attending the February 26<sup>th</sup> Planning Board meeting to discuss differing values regarding wetlands and their buffers. This will help the Board in re-evaluating its ordinances regarding setbacks (especially of concern in the Commercial District).

**F. ADJOURNMENT**

**MOTION:** To adjourn the meeting at 8:10 p.m.

**MOTION: T. FRANCIOSA**

**SECOND: S. VOLPONE**

**UNANIMOUS**